

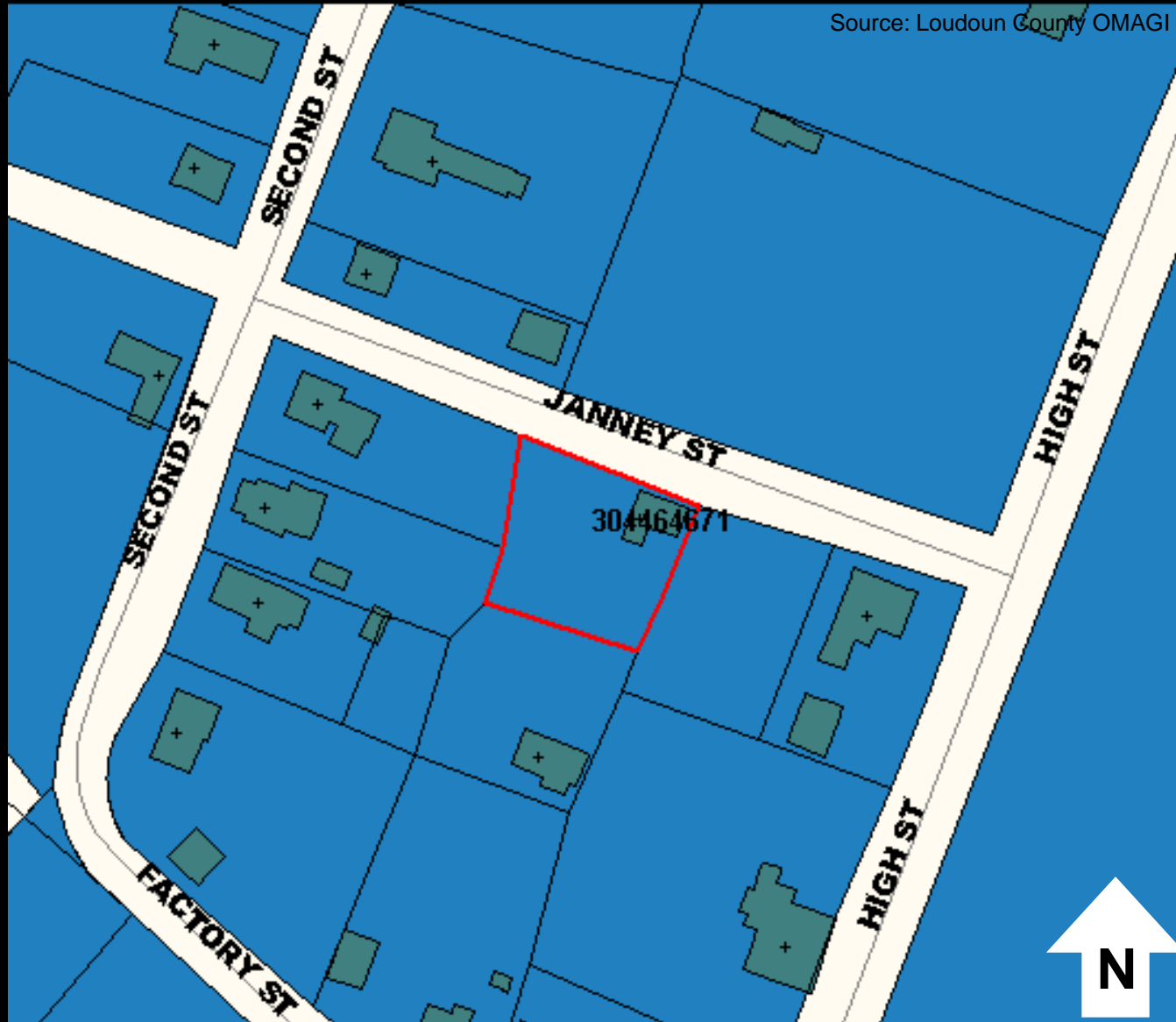
CAPP 2010-0002

Madison

New Residential Construction

*Waterford Historic District*

# CAPP 2010-0002 | Madison Residence











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Approx.  
41'

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Approx.  
16'

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Approx.  
57'





43.5'





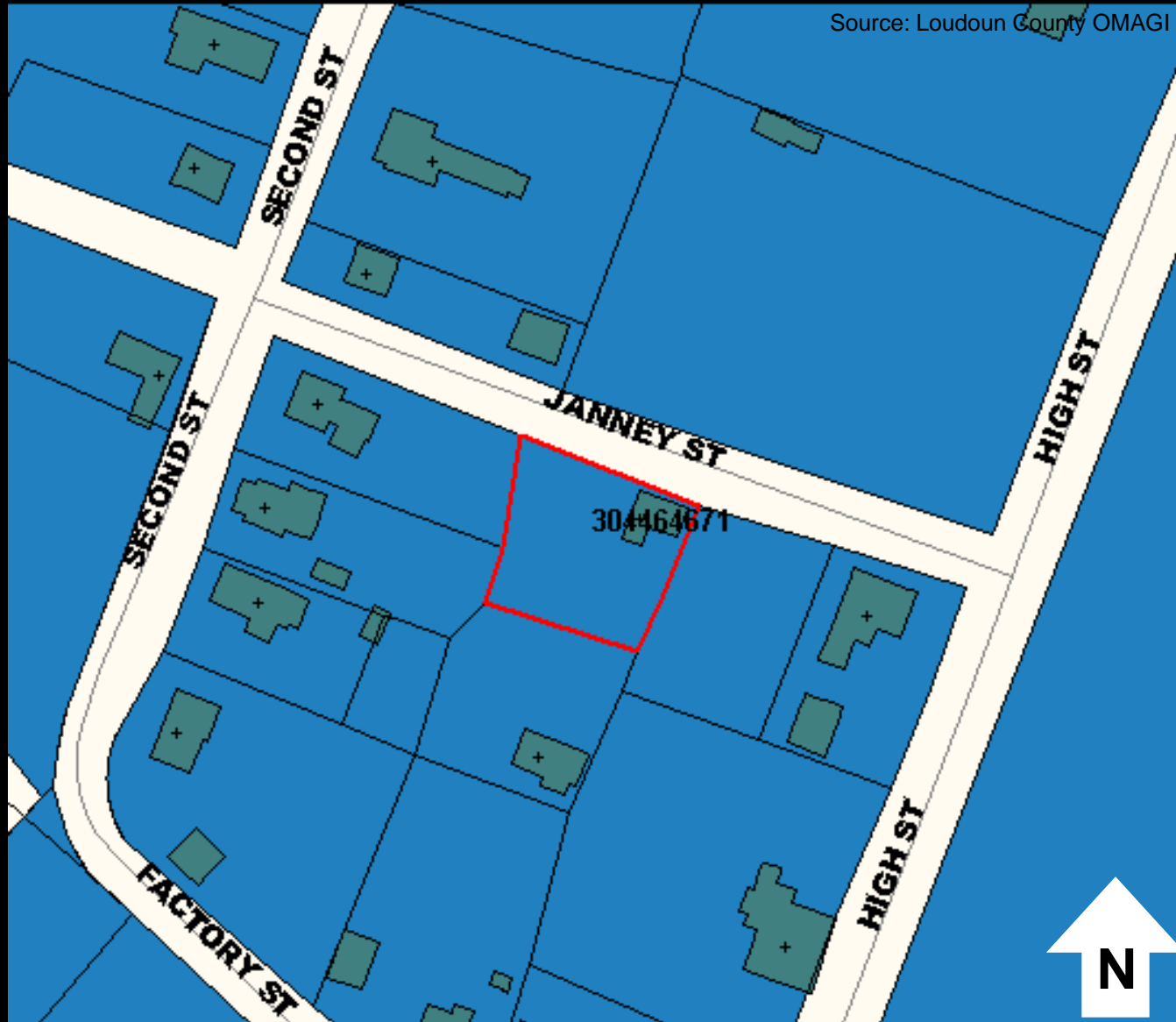
JANNEY  
SECOND<sup>ST</sup>

26.6'

32.6'



# CAPP 2010-0002 | Madison Residence



# CAPP 2010-0002 | Madison Residence

The following aspects of the proposed new construction meets the Waterford Guidelines for new construction:

- Orientation
- Complexity of Form
- Height (at Northeast Corner)
- Directional Expression
- Form, Materials, Dormers, and Overhang for the Roof
- Roof-Wall Junction
- Materials, Design, and Dimensions for the Doors and Windows
- Materials and Dimensions for the Frieze, Fascia, and Corner Boards
- Foundation and Mortar, and
- Siding





Looking west on Janney Street from subject property.





Looking east on Janney Street from subject property.



# CAPP 2010-0002 | Madison Residence

## Front Yard Setbacks

*The Waterford Guidelines for New Construction recommend:*

- *The (front yard) setback of any new construction should be related to the character of **adjacent existing historic buildings**, and*
- *The siting should reinforce the character of adjacent dwellings and should follow **historic placement precedents** of similar building types*

*(Waterford Guidelines, Guidelines for New Construction: Setback, Siting, and Topography, Text, p. 55, Guidelines 1 and 2, p. 55).*

## Proposed

- 5.4 feet NW corner to 5.7 feet NE corner
- The same front yard setback as the house that formerly stood on the lot.

## VCOD Requirements

- 8 feet
- The average setback of all primary buildings within 150 feet of the subject property on the same side of the street.
- Considering that the lot is vacant, staff recommends following the zoning requirements.





Approx.  
10'

Approx.  
40'

Approx.  
15'

Approx.  
65'







# CAPP 2010-0002 | Madison Residence

## Side Yard Setbacks

*The Waterford Guidelines for New Construction recommend:*

- *The side yards of new construction should be spaced within 10% of the **historic precedent** on the block, and*
- *Adhere to applicable zoning regulations.*

*(Waterford Guidelines, Guidelines for New Construction: Spacing, Text, p. 57; Guideline 1, p. 57).*

## Proposed

- 4.6 feet to 4.9 feet
- The same side yard setback as the house that formerly stood on the property.

## CR-2 Zoning Requirements

- 9 feet
- Considering that the lot is vacant, staff recommends using the zoning requirement for the eastern side yard.

*Note: The variation in side yard widths and the unknown side yards of 40143 Janney Street make it difficult to evaluate the setbacks using the recommended 10% guideline.*

# CAPP 2010-0002 | Madison Residence

## Massing

*The Waterford Guidelines for New Construction recommend:*

- *Massing should relate to **existing adjacent historic buildings**,*
- *Where a building footprint is larger than **historic precedents**, then refer to examples of historic buildings that grew over time for guidance on how to reduce the perceived mass,*
- *Reduce the perceived mass by dividing the building into simple differing masses with varying and intersecting rooflines, and*
- *Maintain the precedent of one primary mass with one or more secondary masses*

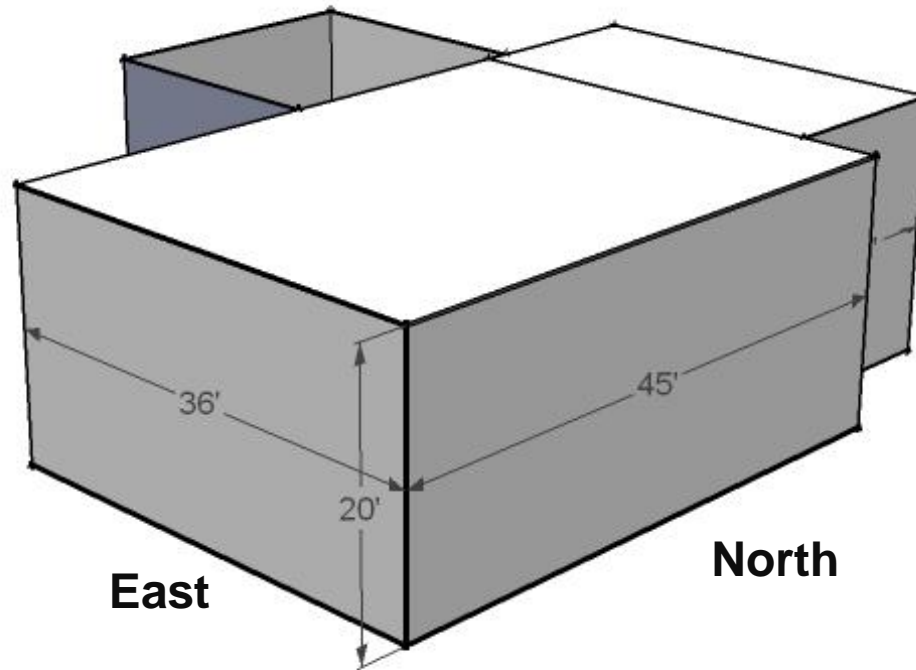
*(Waterford Guidelines, Guidelines for New Construction: Massing, Guidelines 1-4, p. 58)*

## PROPOSAL

- Broken up into three masses with a primary mass (*meets Guidelines*)
- Footprint of main block (43' wide and 36' deep) is larger than historic precedents (*does not meet Guidelines*)



# CAPP 2010-0002 | Madison Residence



**3-D Model Showing Massing of Proposed Residence**





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Approx.  
41'

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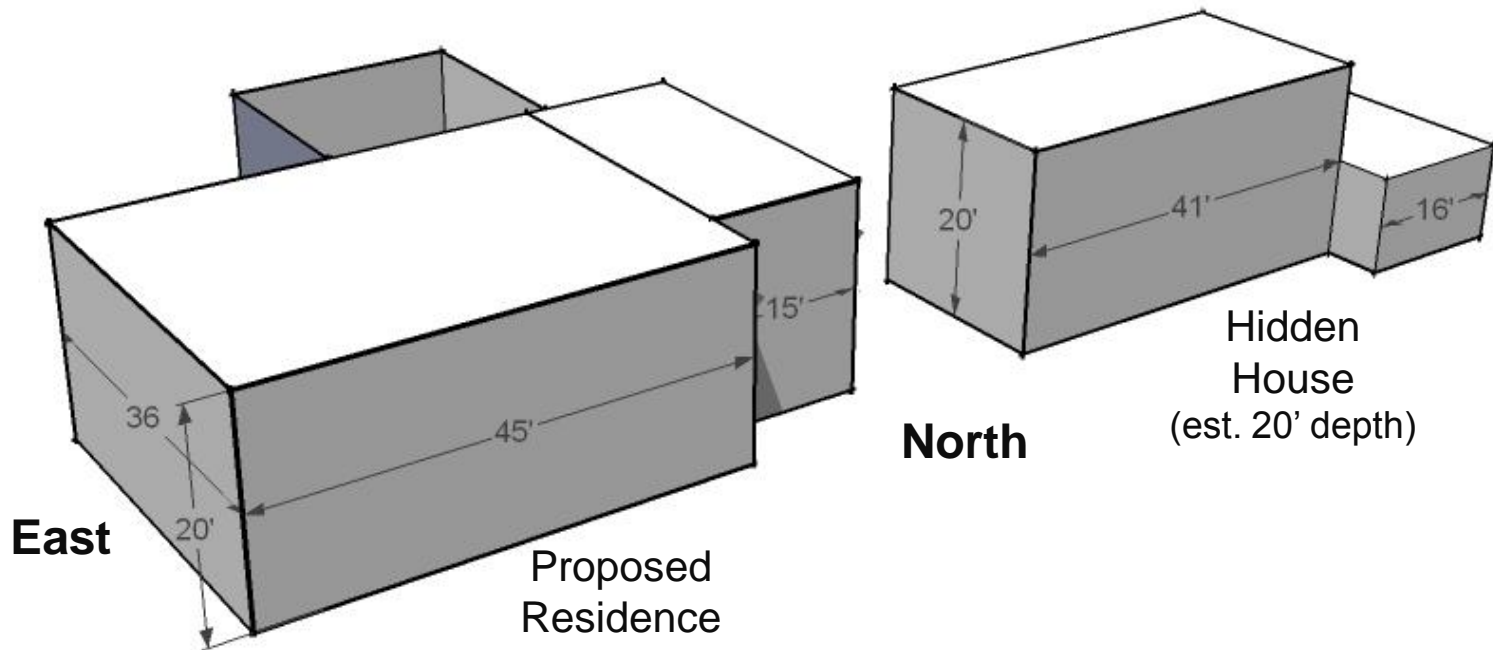
Approx.  
16'

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Approx.  
57'



# CAPP 2010-0002 | Madison Residence



**3-D Model Showing Massing of Proposed Residence in Relation to Massing of the Hidden House**





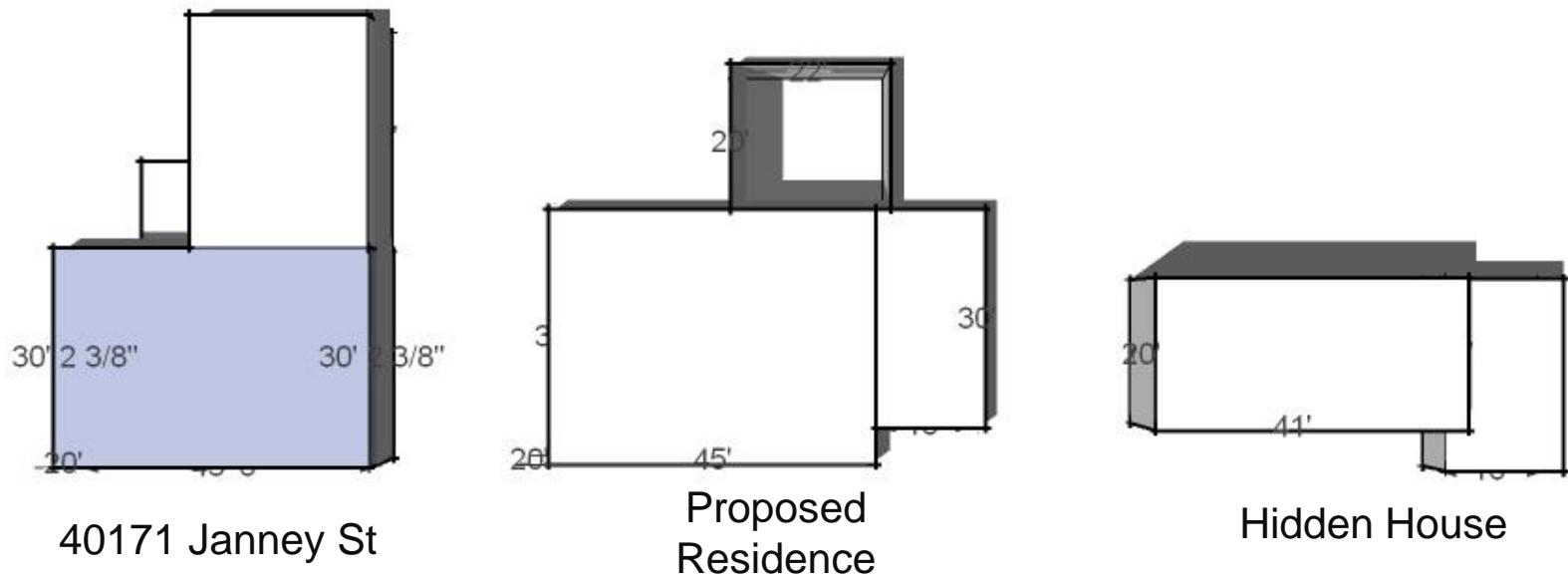
JANNEY  
SECOND<sup>ST</sup>

26.6'

32.6'



# CAPP 2010-0002 | Madison Residence



North

**Top View of 3-D Models Showing Massing of Proposed Residence in Relation to 40171 Janney Street and the Hidden House**





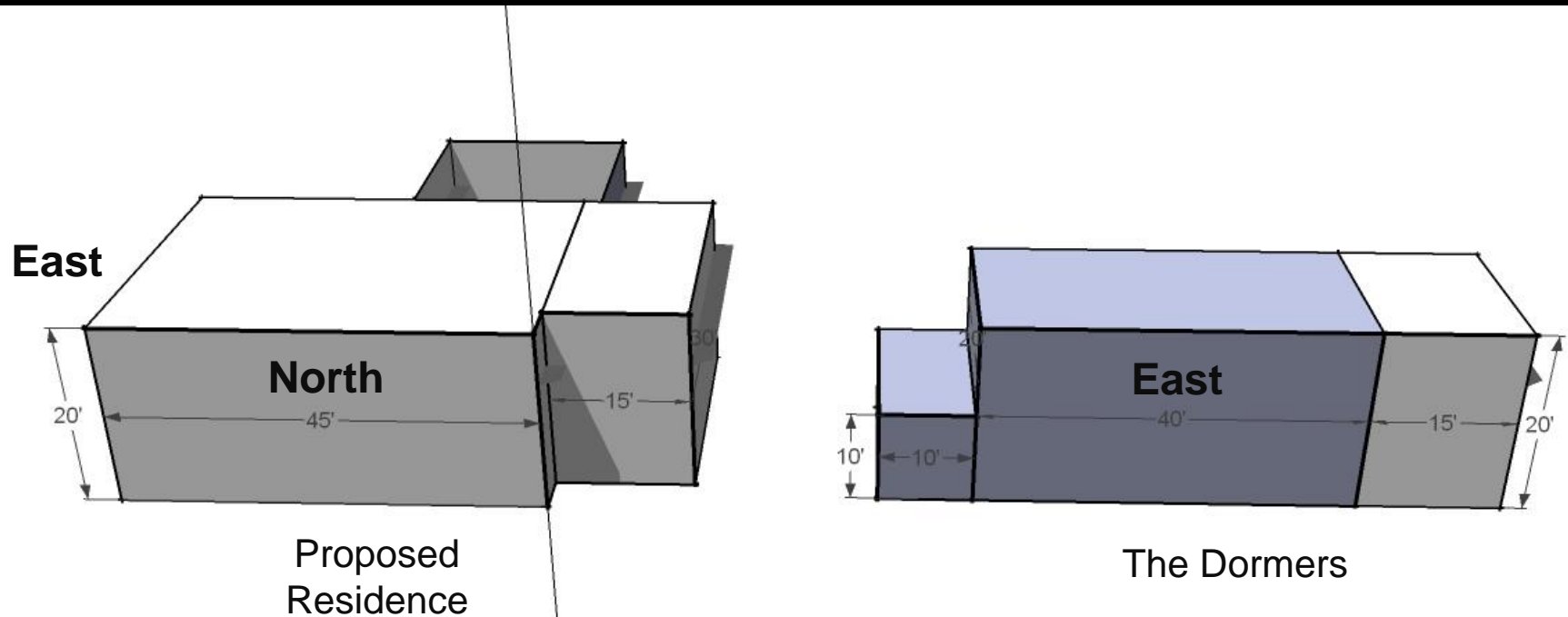
Approx.  
10'

Approx.  
40'

Approx.  
15'

Approx.  
65'

# CAPP 2010-0002 | Madison Residence



**3-D Model Showing Massing of Main Block of the Proposed Residence in Relation to Main Block of The Dormers**





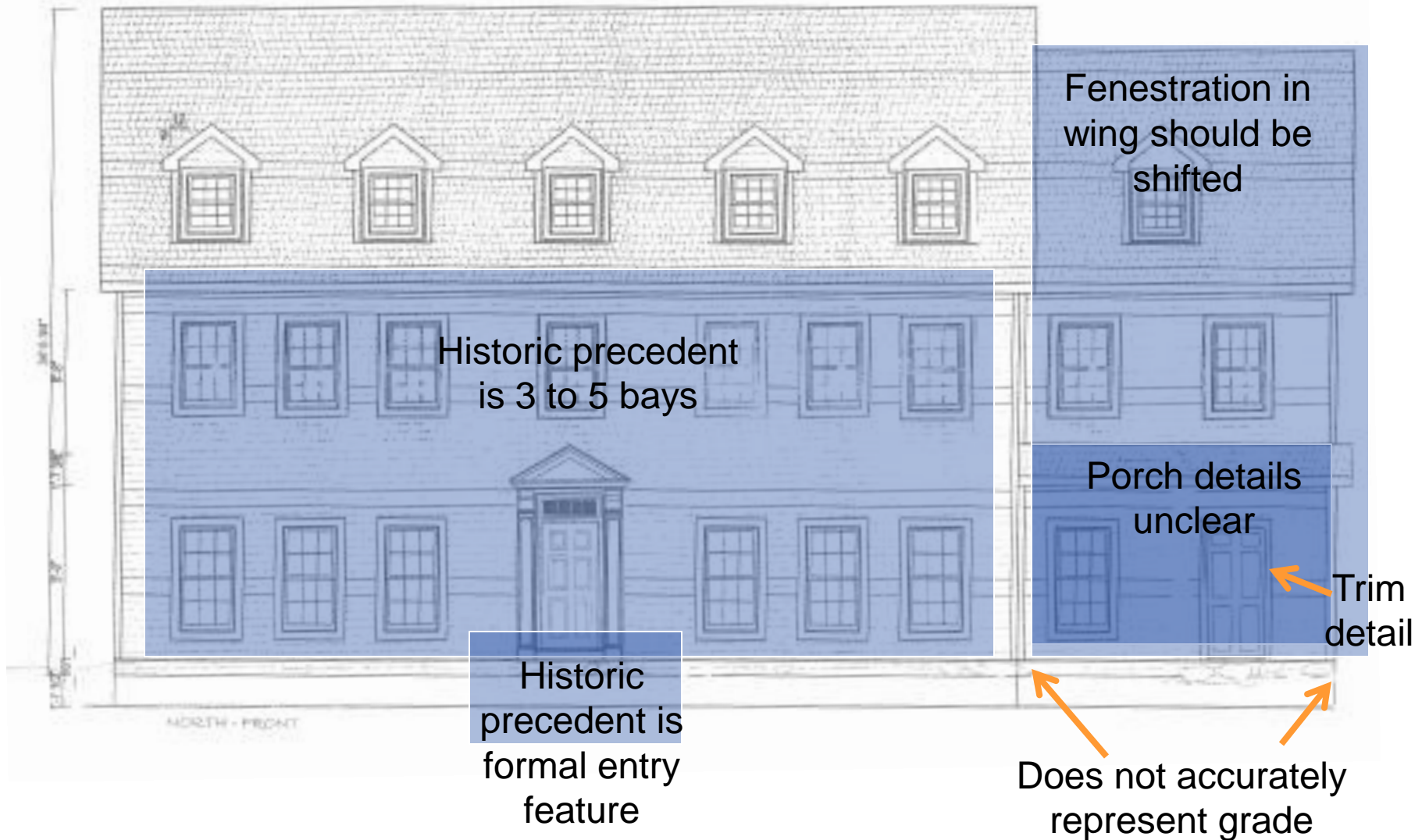
Approx.  
63'

Approx.  
5'

Photo rotated to show correct vertical alignment.



# Madison Residence | Front (N) Elevation

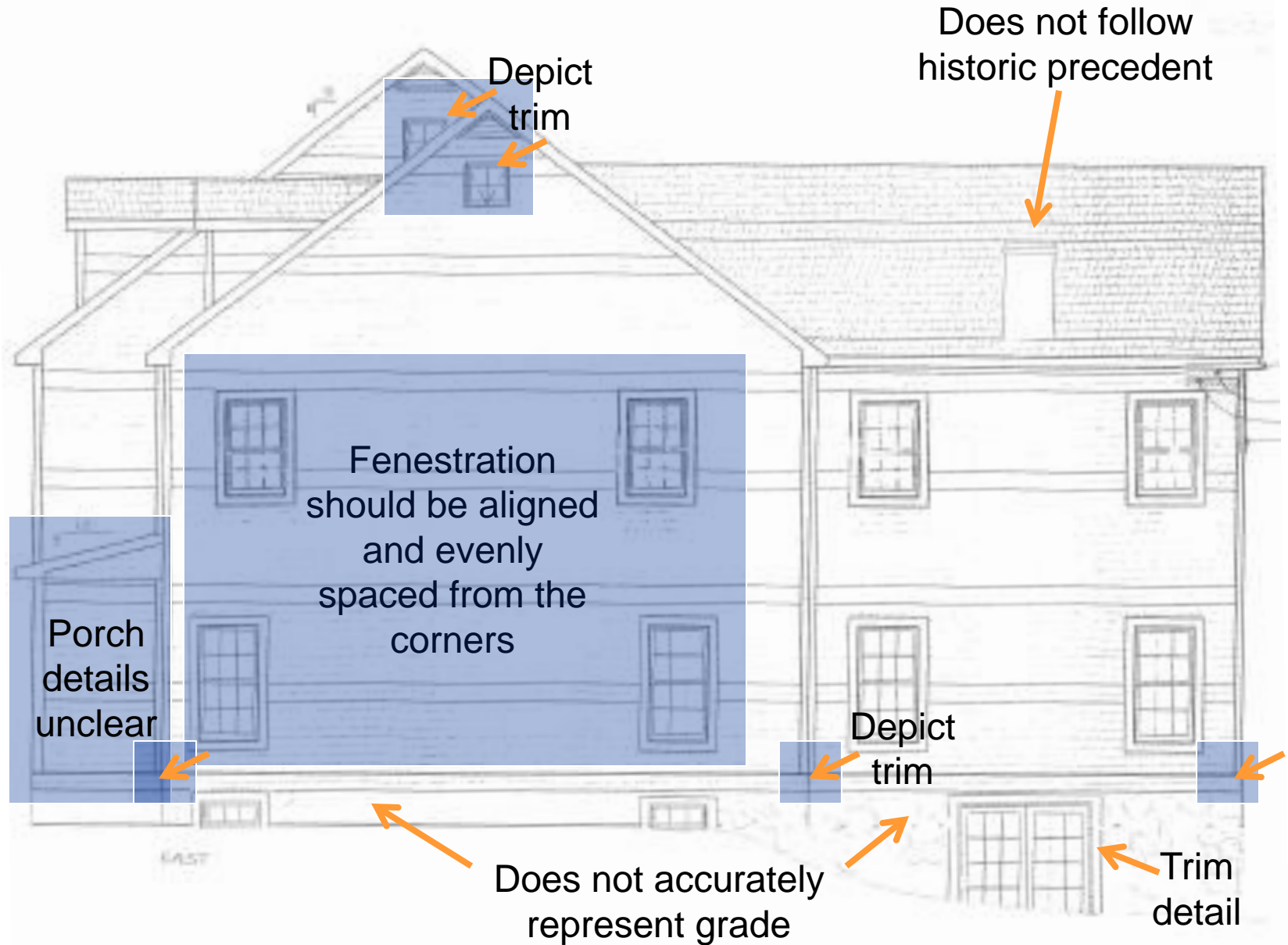






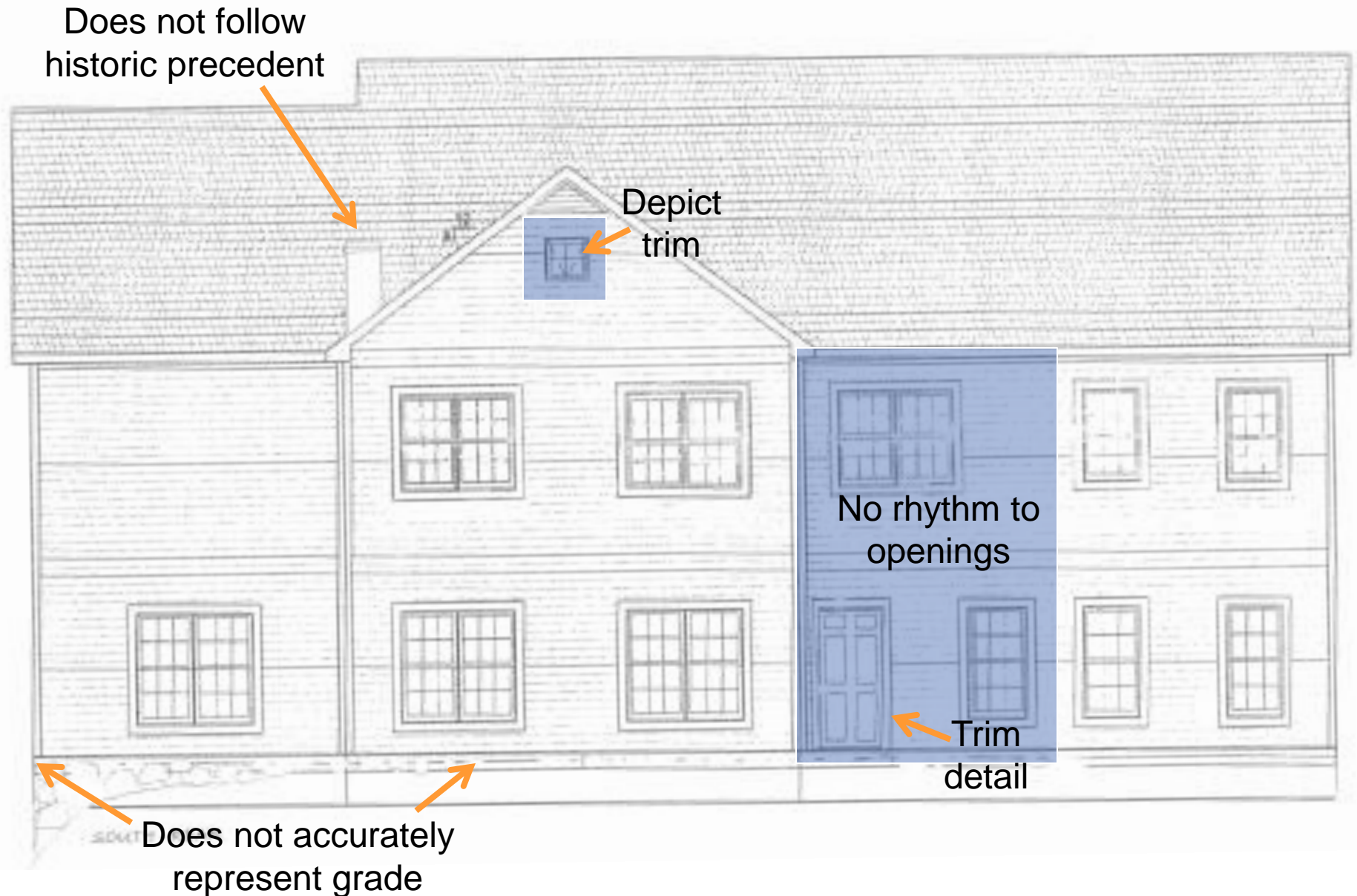


# Madison Residence | Side (W) Elevation



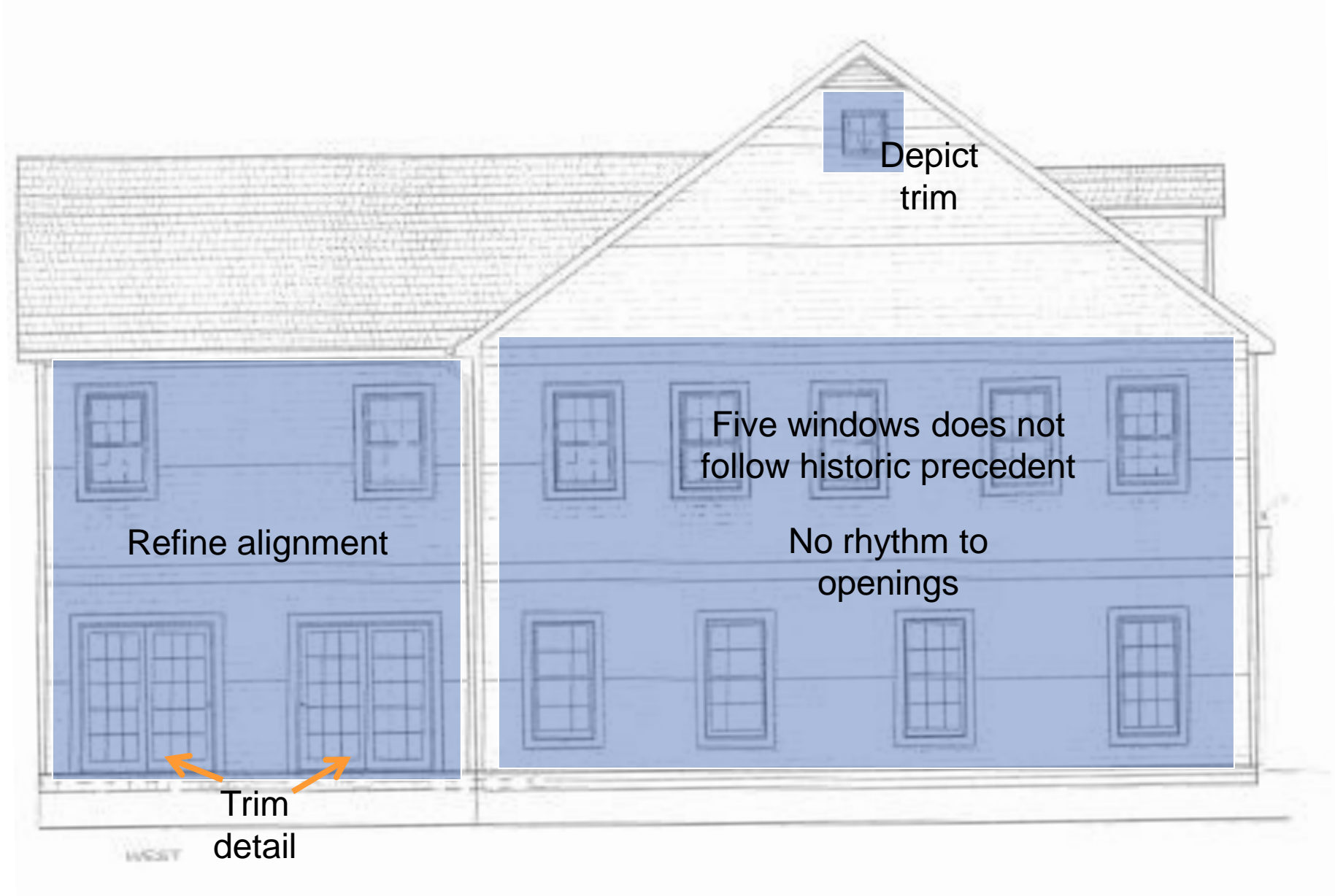


# Madison Residence | Rear (S) Elevation





# Madison Residence | Side (E) Elevation





# CAPP 2010-0002 | Madison Residence

## **Changes that appear to meet the Guidelines include:**

- Decrease from 7 bays to 5 symmetrical bays in the façade (north elevation) of the main block,
- Relocation of chimney to gable end of rear ell,
- Windowsills are proposed,
- Extension of corner boards to foundation, and
- Revised fenestration in rear elevation of main block and east elevation of rear ell.

## **Changes that require further analysis:**

- Reduction from 5 dormers to 3 dormers in the façade of the main block,
- Reduction of west wing width by 1 foot,
- Stone porch post and flagstone porch floor, and
- Revised fenestration in west elevation of west wing and east elevation of main block.



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## **Outstanding Issues** *(not addressed in revised plans)*

- 1.) The front and side yard setbacks of the proposed residence should follow those prescribed in the VCOD and CR-2 zoning regulations to be keeping with the historic character of Janney Street, while meeting the zoning ordinance (8-foot front yard and 9-foot east side yard).
- 2.) The massing, width, and scale of the proposed main block larger than similarly styled (symmetrical 5-bay façade) historic residences found in Waterford.
- 3.) The grade depicted on the plans does not resemble the actual grade and topography of the subject property.
- 4.) The proposed front entry stoop for the main entry is not in keeping with the simple, formal style of the proposed residence. The secondary entrance stoops created by stone slabs should be made of limestone in order to follow historic precedent.
- 5.) Doors, windows, and door and window trim should be painted.
- 6.) Door trim dimensions for secondary and French doors is needed.

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## **Outstanding Issues** *(Revised Proposals that Require Evaluation)*

- 7.) Proposed front porch floor of flagstone and the stone support.  
A balustrade may be required based on the change in grade witnessed during a site visit.
- 8.) Reduction from 5 dormers to 3 dormers in the façade of the main block.
- 9.) Reduction of west wing width by 1 foot.
- 10.) Revised fenestration in west elevation of west wing and east elevation of main block.



# CAPP 2010-0002 | Madison Residence

**Staff recommends deferral of the application so that applicant may submit a new plan for the HDRC's evaluation.**

**In order to meet the Guidelines, the new plans must include:**

- 1.) A signed and sealed survey plat with the revised proposed location based on VCOD and CR-2 setbacks, consistent footprint dimensions, and a footprint that meets lot coverage requirements per the Zoning Ordinance,

**And revised elevations showing:**

- 2.) The correct change in grade on all elevations,
- 3.) A main block that is similar in massing, width, and scale to historic residences in the district of the same style and design (symmetrical 5-bay main block), such that the new building should be a "background" design, that is, one that does not draw attention to itself at the expense of its historic neighbors per the Guidelines.
- 4.) Redesigned fenestration with a compatible rhythm of openings, including dormers,
- 5.) All window and door trim with correct dimensions and details, and notation that all windows, doors, and trim will be painted,
- 6.) A porch floor and supports and steps and balustrade (if necessary) that reflect the design, materials, and proportions of historic porches in Waterford, and
- 7.) An entry feature that relates to the formal design of the house.